

M E M O R A N D U M

DATE: July 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0243-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 12, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *

(6829 South River Drive)

15th Election District *

6th Council District

George and Linda Ann Lang *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0243-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, George and Linda Ann Lang. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard addition (attached garage) with a side setback of 3 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated May 13, 2013 indicating that the base flood elevation for the site is 8.5 feet [NAVD 88], and the flood protection elevation is 9.5 feet. In addition, a ZAC comment was received from Department of Environmental Protection and Sustainability (DEPS) dated May 24, 2013, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. Section 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 3, 2013, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 6-12-13

By 195

decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 12th day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard addition (attached garage) with a side setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would

ORDER RECEIVED FOR FILING

Date 6-12-13

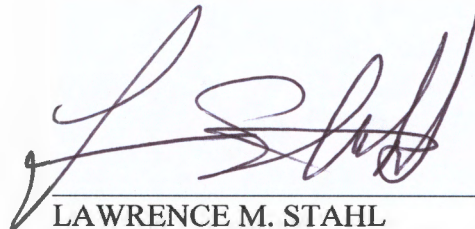
2

By [Signature]

be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. The Petitioners must comply with the ZAC comments from DPR and DEPS; copies of which are attached and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

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Date 6-12-13

By DW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 12, 2013

George Lang
Linda Ann Lang
6829 South River Road
Baltimore Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(6829 South River Road)
Case No. 2013-0243-A

Dear Mr. and Mrs. Lang:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

FLOOD

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6829 S. River Dr which is presently zoned DR 5.5
 Deed Reference 12433/0196 10 Digit Tax Account # 1507581400
 Property Owner(s) Printed Name(s) George + Linda Lang

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

BCZR: 1B02.3.C.1 → To permit a side yard addition (attached garage) with a side setback of 3 feet in lieu of the required 10 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

ORDER RECEIVED FOR FILING

6-12-13

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0243-A

Filing Date 4/23/13

Estimated Posting Date 5/5/13

Reviewer SS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6829 S. River Dr. Middle River MD 21220
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Property owner proposes to construct a 1 story / 1 bay attached garage to existing 2 story primary residence. The proposed construction will be on top of existing driveway slab and will not increase non-permeable ground coverage. Current side yard set back is set at 10'-0". Property owner wishes to reduce this side yard set back to 3'-0" in order to construct proposed garage with adjoining owner's blessing. All other existing structures to remain.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Linda A. Lang
Signature of Affiant
Linda A. Lang
Name- Print or Type

Signature of Affiant

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Linda A. Lang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Laurel White
Notary Public

My Commission Expires

LAUREL WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
May 17, 2015

ADAM CARBALLO, RA, RIBA
ARCHITECT

Date: 12 April 2013

Subject Property:

6829 South River Drive
Middle River, MD 21220

RE:

Administrative Variance Request

Property owner proposes to construct a 1 story / 1 bay attached garage to existing 2 story primary residence. The proposed construction will be on top of existing driveway slab and will not increase non-permeable ground coverage. Current side yard set back is set at 10'-0". Property owner wishes to reduce this side yard set back to 3'-0" in order to construct proposed garage, with adjoining owner's blessing. All other existing structures to remain.

Respectfully,

Adam Carballo, Architect
1818 Aliceanna Street
Baltimore, MD 21231
adamcarballo@yahoo.com
443-745-1100 cell



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0243-A

Petitioner: Linda Lang

Address or Location: 6829 South River Dr

PLEASE FORWARD ADVERTISING BILL TO:

Name: Linda Lang

Address: 6829 S. River Dr

Middle River, MD 21220

Telephone Number: 410-207-9619 / 410-344-0719

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **098542**

Date: **4/23/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/24/2013 4/23/2013 10:49:32

RECEIPT # 098542
 DEPT 5 520 ZONING VERIFICATION
 CR NO. 098542

Receipt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec

From: **CANAL**

For: **2013 07 3-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/03/2013

Case Number: 2013-0243-A

Petitioner / Developer: GEORGE LANG

Date of Hearing (Closing): MAY 20, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6829 SOUTH RIVER DRIVE

The sign(s) were posted on: MAY 3, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-13DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C5-28DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-2

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Photo Rec'd

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-3 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: Missing Photos 5/24 Sp. to Ms. Lang on 5/28
Ms. Lang to contact architect. 1:38pm5/28 Sp. to Adam Carballo (Architect) who will get us
2:38pm photo. Give email address + case #.

6/10/13 12:00 PM
Sp. to Mr. Lang
Street view photos
6/11/13 Sp. to Mr. Lang
Carballo sent
memos. Suggested
he forward mail.

6/4 3:20 PM for
Left v.m. for
Mr/Mrs. Lang
Street view
photos

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0243 -A

Address 6829 S. RIVER RD

Contact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/23/13

Posting Date: 5/5/13

Closing Date: 5/20/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0243 -A

Address 6829 S. RIVER RD

Petitioner's Name LANG

Telephone 410-344-0719

Posting Date: 5/5/13

Closing Date: 5/20/13

Wording for Sign: To Permit A SIDE YARD ADDITION (ATTACHED GARAGE) WITH A
SIDE SETBACK OF 3 FEET, IN LIEU OF THE REQUIRED 10 FEET.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 28 2013



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 24, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0243-A
Address 6829 South River Road
(Lang Property)

Zoning Advisory Committee Meeting of May 6, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is requesting to place a 403 square foot garage attached to the house on top of the existing driveway. The lot is developed with a dwelling, a shed, a pool, and a driveway. Lot coverage on the entirety of this property is limited to a maximum of 31.25%, with mitigation required for lot coverage over 25%. Lot coverage information was not provided; however the plan indicates no new lot coverage is proposed. 15% afforestation (6 trees) is also required. The garage is not within the Critical Area buffer. If the applicant can meet the lot coverage and afforestation requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront, but the garage is not proposed within the Critical Area buffer. 6 trees must be existing or planted on site to meet the 15% afforestation requirement. Provided the lot coverage and afforestation requirements are met, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

C:\DOCUME~1\snuffer.BCG\LOCALS~1\Temp\XPgrpwise\ZAC 13-0243-A 6829 South River Drive.doc

ORDER RECEIVED FOR FILING

Date 6-12-13

By [Signature]

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Information was not provided as to whether the proposal will meet lot coverage limits and afforestation requirements. If so, the proposal will be consistent with the Critical Area requirements, and therefore the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

ORDER RECEIVED FOR FILING

Date 6-12-13

By RSJ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item No. 2013-0243

DATE: May 13, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0243-05102013.doc

ORDER RECEIVED FOR FILING

Date 6-12-13

By [Signature]

Administrative Hearings - Case No. 2013-0243-A (Lang)

From: Administrative Hearings
To: George.Lang@cristal.com; adamcarballo@yahoo.com; blondprn@hotmail.com
Date: 6/12/2013 1:11 PM
Subject: Case No. 2013-0243-A (Lang)
Attachments: Message from "zoneprt1"

Good Afternoon,

Please find attached the decision for the above-referenced item which was also forwarded to the Langs in today's mail. Thanks.

Message Id: 51B8ABB9.B75 : 229 : 52248
Subject: Case No. 2013-0243-A (Lang)
Created By: administrativehearings@baltimorecountymd.gov
Scheduled Date:
Creation Date: 6/12/2013 1:11 PM
From: Administrative Hearings

Recipients

Recipient	Action	Date & Time	Comment
 cristal.com	Transferred	6/12/2013 1:11 PM	
To: George.Lang@cristal.com (George.Lang@cristal.com)			
 hotmail.com	Transferred	6/12/2013 1:11 PM	
To: blondprn@hotmail.com (blondprn@hotmail.com)			
 yahoo.com	Transferred	6/12/2013 1:11 PM	
To: adamcarballo@yahoo.com (adamcarballo@yahoo.com)			

Post Offices

Post Office	Delivered	Route
cristal.com		cristal.com
hotmail.com		hotmail.com
yahoo.com		yahoo.com

Files

File	Size	Date & Time
MAIL		
MESSAGE	406	6/12/2013 1:11 PM
TEXT.htm	403	6/12/2013 1:11 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 51B87379.NCH_DOM.NCH_PO.100.1796364.1.311.1
Common Record Id: 51B87379.NCH_DOM.NCH_PO.200.20000E5.1.4231F.1

Administrative Hearings - Case 2013-0243-A (three of three)

From: adam carballo <adamcarballo@yahoo.com>
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Date: 6/11/2013 12:12 PM
Subject: Case 2013-0243-A (three of three)
Attachments: 6829_Lang Images.pdf

I have attached a PDF version of the images in lieu of the jpg's.

Please see attached.

thank you,
Adam
443-745-1100 cell

RECEIVED

JUN 12 2013

OFFICE OF ADMINISTRATIVE HEARINGS

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
To: adam carballo <adamcarballo@yahoo.com>
Sent: Monday, June 10, 2013 12:35 PM
Subject: Re: Case 2013-0243-A (three of three)

I tried them. Still saying image is too large to view.

>>> adam carballo <adamcarballo@yahoo.com> 6/10/2013 12:33 PM >>>
Please try these...

Thanks,
Adam

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
To: adam carballo <adamcarballo@yahoo.com>
Sent: Monday, June 10, 2013 12:30 PM
Subject: Re: Case 2013-0243-A (three of three)

Adam,

It is still saying that the image is too Large. They are not coming through.

>>> adam carballo <adamcarballo@yahoo.com> 6/10/2013 12:28 PM >>>
Image 3 of 3

----- Forwarded Message -----

From: adam carballo <adamcarballo@yahoo.com>
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; George Lang

<George.Lang@cristal.com>; Linda Lang <blondprn@hotmail.com>
Sent: Monday, June 10, 2013 12:21 PM
Subject: Case 2013-0243-A

Debbie,

I am sending this again in case you did not receive it the first time.

thank you,
Adam
443-745-1100 cell

From: adam carballo <adamcarballo@yahoo.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@baltimorecountymd.gov>; Linda Lang <blondprn@hotmail.com>; George Lang <George.Lang@cristal.com>
Sent: Tuesday, June 4, 2013 4:40 PM
Subject: Case 2013-0243-A

Debbie,

I am sending this again in case you did not receive it the first time.

thank you,
Adam
443-745-1100 cell

From: adam carballo <adamcarballo@yahoo.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, May 28, 2013 3:45 PM
Subject: Case 2013-0243-A

Baltimore County Administrative Hearings, (c/o Debbie Wiley),

As requested, I have attached front, side and rear images of 6829 South River Dr. (Case #2013-0243-A)

This property was recently granted an administrative variance to construct an attached residential garage within 3'-0" of the side property line.

Please feel free to contact me with any additional questions.

thank you,

Adam Carballo, Architect
adamcarballo@yahoo.com
443-745-1100 cell



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 21, 2013

George & Linda Lang
6829 S River Drive
Baltimore MD 21220

RE: Case Number: 2013-0243 A, Address: 6829 S. River Drive, 21220

Dear Mr. & Ms. Lang:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 23, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a trailing flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-2-13

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2013-0243-A
Administrative Variance
George & Linda Long
6829 S. River Drive

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0243-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard A. Zeller", is written over the typed name "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1507581400

Owner Information

Owner Name: LANG GEORGE
LANG LINDA ANN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6829 SOUTH RIVER DR
BALTIMORE MD 21220-1042
Deed Reference: 1) /12433/ 00196
2)

Location & Structure Information

Premises Address
6829 SOUTH RIVER DR
0-0000
Legal Description
LT 200,201,202
6829 SOUTH RIVER DR
Waterfront HAREWOOD PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0083	0006	0258		0000			200	3		0007/ 0131

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,970 SF	19,645 SF	34

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	156,900	156,900		
<u>Improvements:</u>	275,200	155,900		
<u>Total:</u>	432,100	312,800	312,800	312,800
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
CATANIA FRANCIS S	10/10/1997	\$230,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /12433/ 00196	<u>Deed2:</u>
<u>Seller:</u> GRABAREK LOUIS	<u>Date:</u> 09/02/1983	<u>Price:</u> \$50,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /06584/ 00057	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

<u>Homestead Application Status:</u>
Approved 11/15/2010



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 15 Account Number - 1507581400



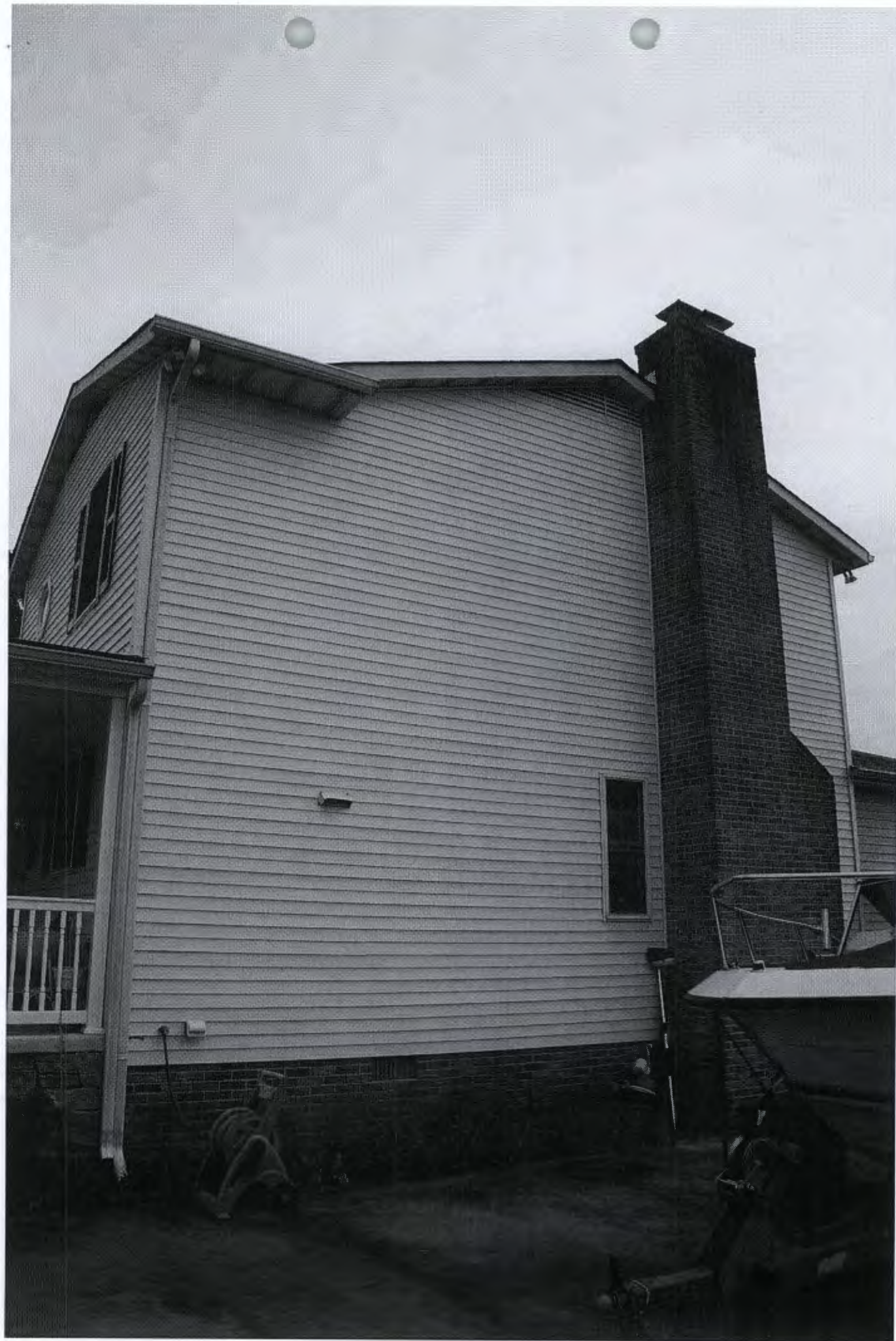
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

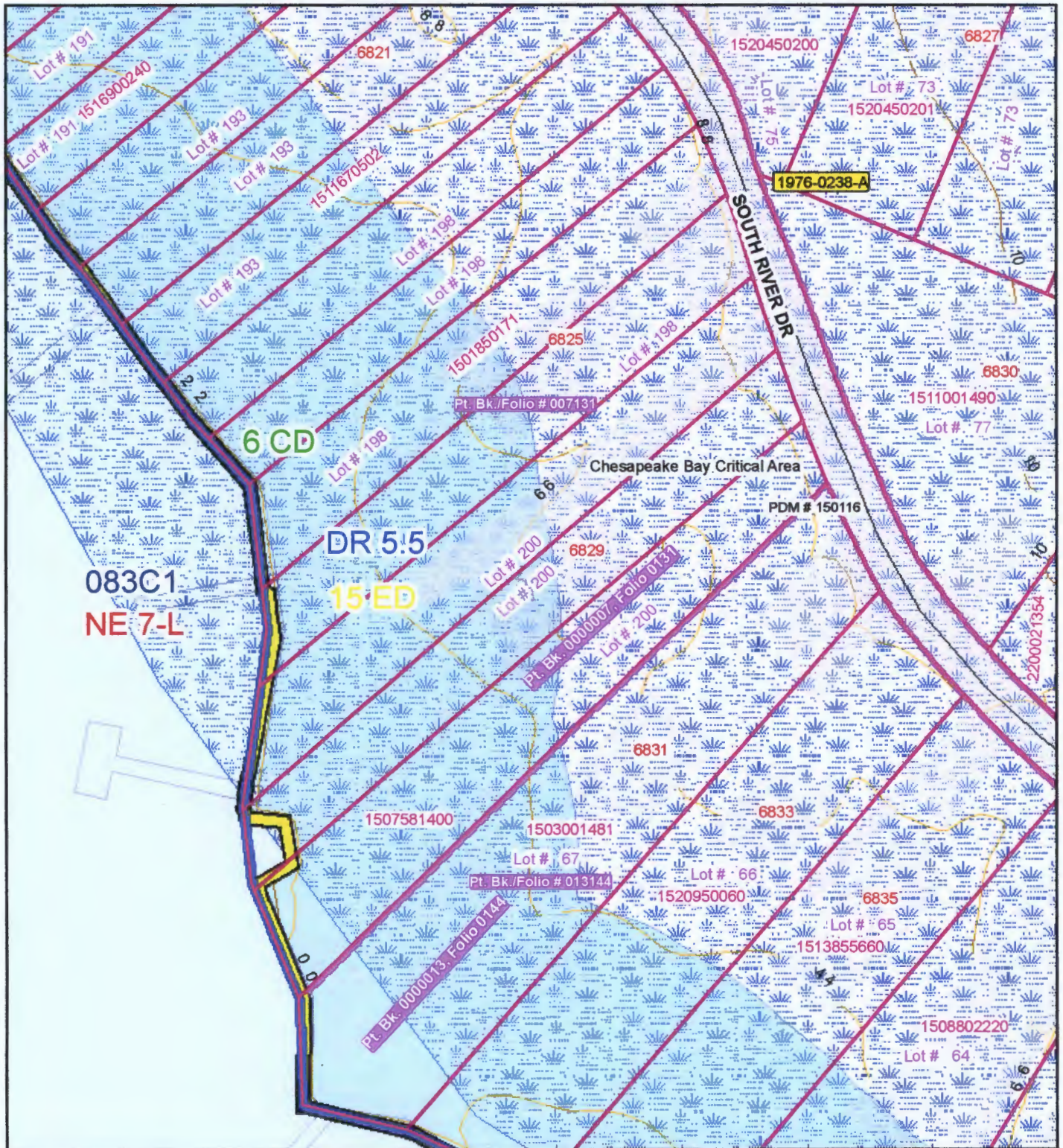
Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml







Elevations and Flood Hazards



Publication Date: 4/23/2013



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

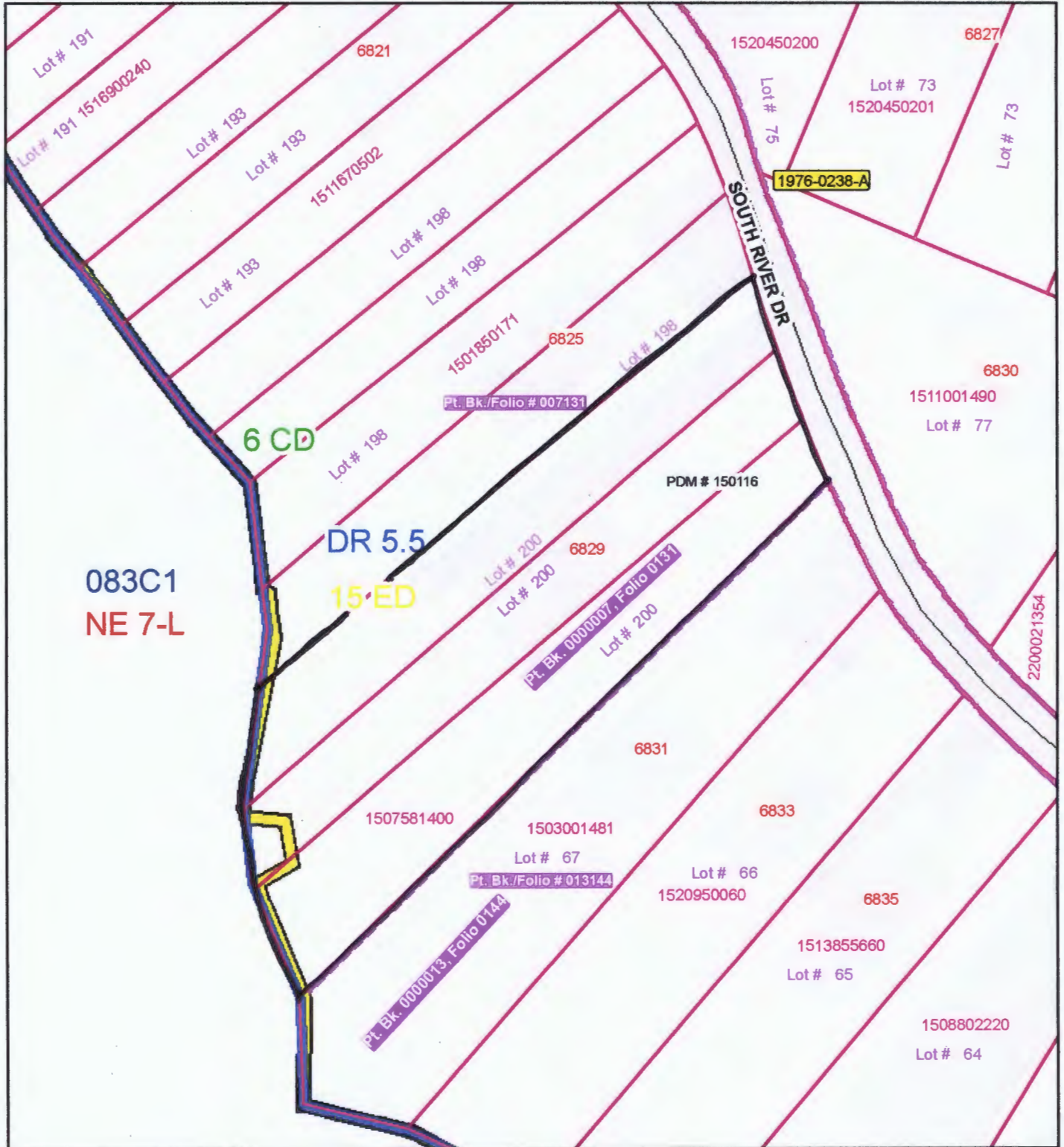


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2013-0243-A

6829 South River Drive



Publication Date: 4/23/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2013-0243-A

6829 SOUTH RIVER DRIVE, MIDDLE RIVER, MD 21220

DISTRICT 15 - ACCOUNT # 1507581400 / PLAT REF: 0007/0131

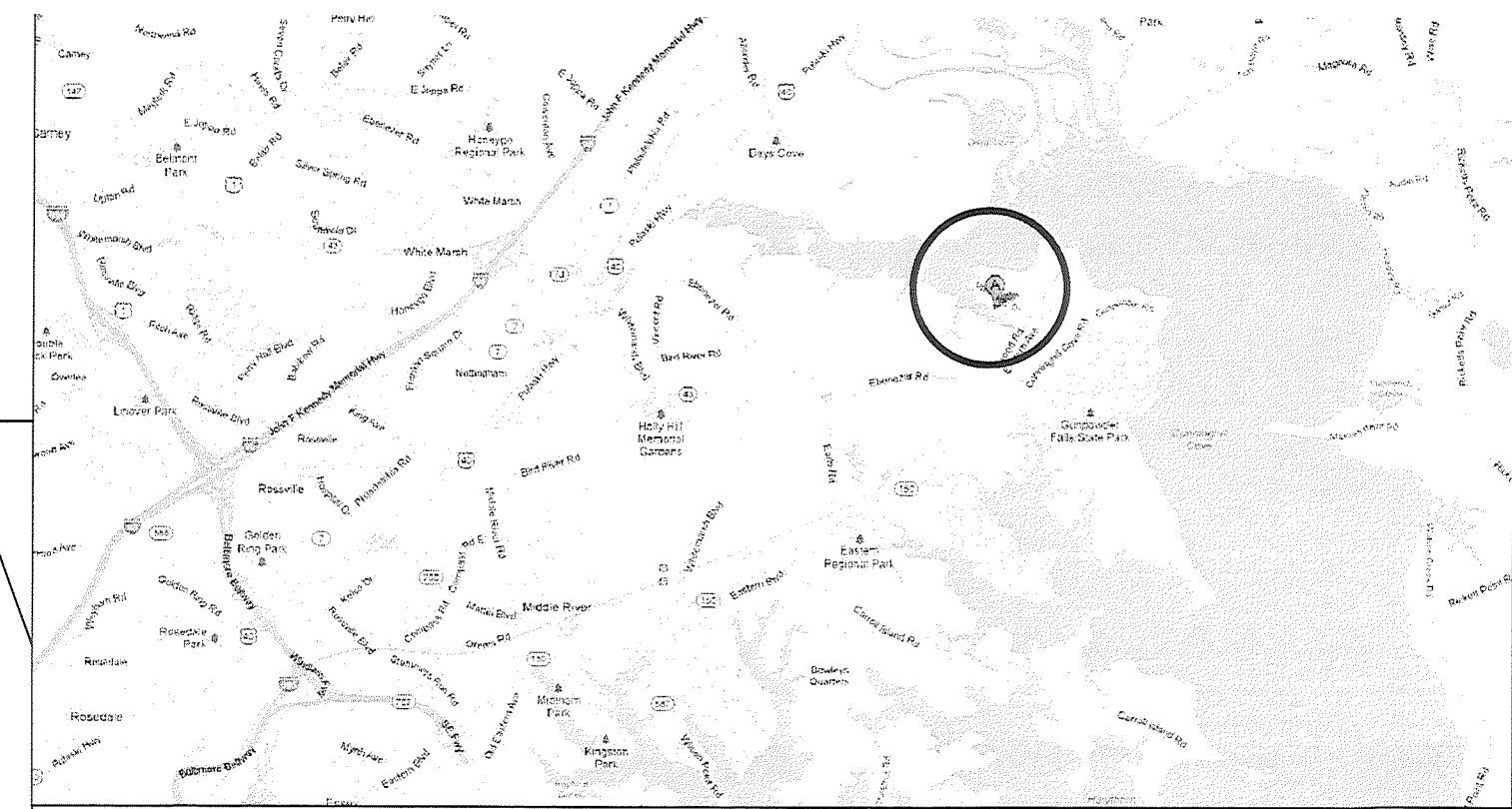
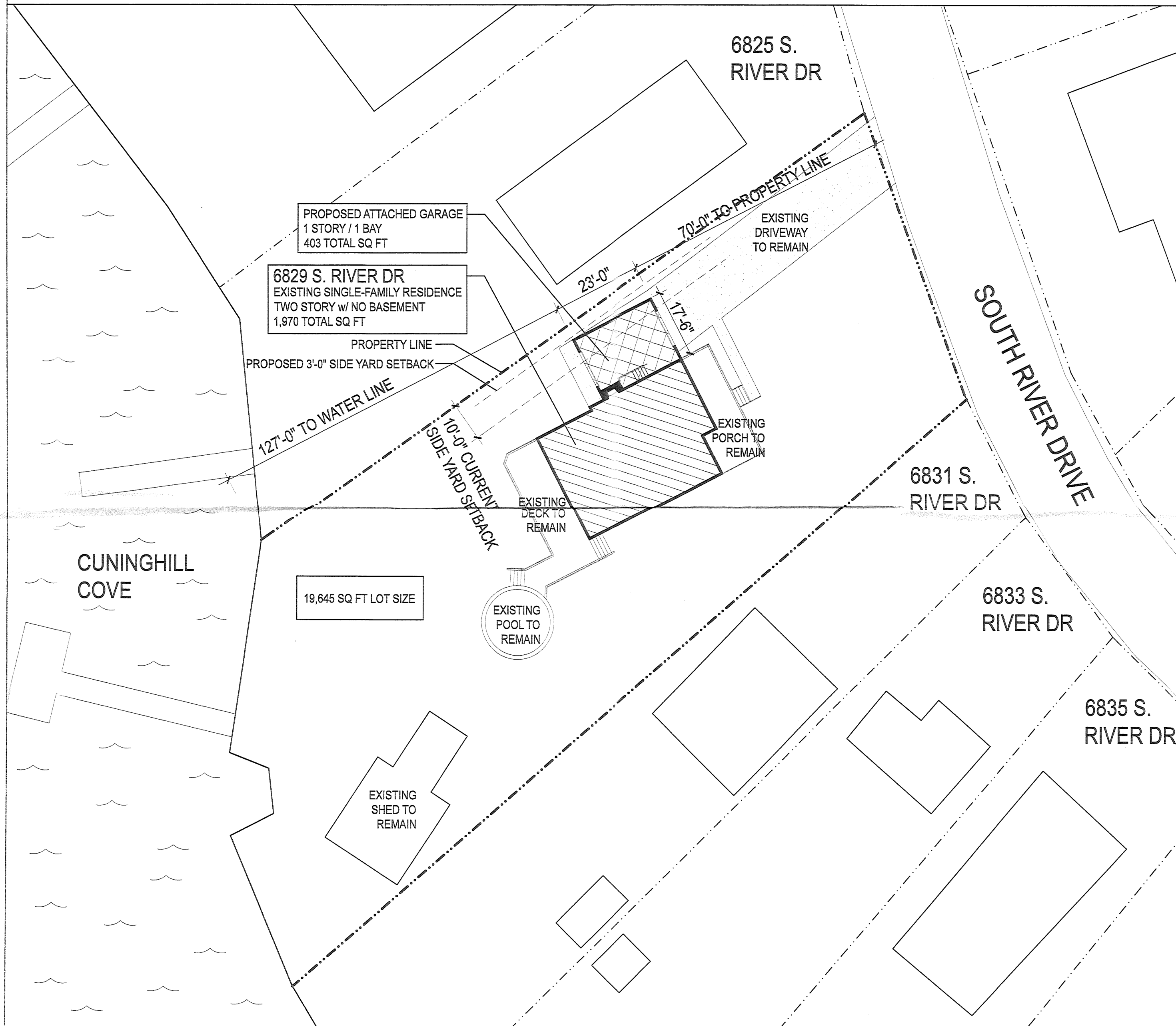
MAP 0083 - GRID 0006 - PARCEL 0258 - SUBDIVISION 0000 - BLOCK - LOT 200,201,202 - ASSESSMENT AREA 3

ZONING PLAN FOR ADMINISTRATIVE VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS: 6829 S. RIVER DRIVE, MIDDLE RIVER, MD 21220. OWNER NAME: GEORGE & LINDA LANG

WATERFRONT: HAREWOOD PARK / 21220. LOT:200,201,202 BLOCK: SECTION: N/A

PLAT BOOK #: 0000007. FOLIO #: 00131 10 DIGIT TAX #: 1507581400 DEED REFERENCE #:



PROPERTY INFORMATION:

TAX ACCOUNT NUMBER: 1507581400

OWNER: GEORGE & LINDA LANG

ARCHITECT: ADAM CARBALLO, ARCHITECT

TAX PREMISE ADDRESS: 6829 S. RIVER DR

TAX MAP: 0083

PARCEL: 0258

ZONING: DR5.5

MAP REFERENCE: 0131

ELEMENTARY SCHOOL DISTRICT: CHASE ES

MIDDLE SCHOOL DISTRICT: MIDDLE RIVER MS

HIGH SCHOOL DISTRICT: KENWOOD HS

FIRE STATION RESPONSE AREA: CHASE

POLICE PRECINCT: ESSEX

COUNCILMAN DISTRICT: 6

CONGRESSIONAL DISTRICT: 2

LEGISLATIVE DISTRICT: 7

ELECTION DISTRICT: 15

VOTING PRECINCT: 15-025

CENSUS BLOCK: 240054517022004

CENSUS BLOCK GROUP: 240054517022

CENSUS TRACT: 451702

LOT AREA ACREAGE

LOT SQUARE FOOTAGE:

19,645 TOTAL SF

HISTORIC? - NO

IN CBCA? - NO

WATERSHED NAME - BIRD RIVER

UTILITIES?

WATER IS PUBLIC

SEWER IS PUBLIC

PRIOR HEARING? - NO

GIS TILE NUMBER (200 SCALE): 083c1

ADJACENT PROPERTY OWNERSHIP:

6825 S. RIVER DRIVE

MR. LEONEL EXTRADA &

MRS. LYNN F. KLOS

PRINCIPLE RESIDENCE

TAX ACCOUNT #1501850171

ADJACENT PROPERTY OWNERSHIP:

6831 S. RIVER DRIVE

MR. JOHN B. ARNOLD &

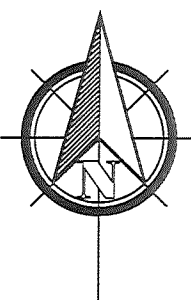
MRS. MELISSA J. GILCREST

PRINCIPLE RESIDENCE

TAX ACCOUNT #1503001481

ADMINISTRATIVE VARIANCE REQUEST NOTES:

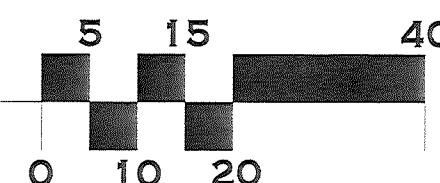
PROPERTY OWNER PROPOSES TO CONSTRUCT A 1 STORY / 1 BAY ATTACHED GARAGE TO EXISTING 2 STORY PRIMARY RESIDENCE. THE PROPOSED CONSTRUCTION WILL BE ON TOP OF EXISTING DRIVEWAY SLAB AND WILL NOT INCREASE NON-PERMEABLE GROUND COVERAGE. CURRENT SIDE YARD SET BACK IS SET AT 10'-0". PROPERTY OWNER WISHES TO REDUCE THIS SIDE YARD SET BACK TO 3'-0" IN ORDER TO CONSTRUCT PROPOSED GARAGE, WITH ADJOINING OWNER'S BLESSING. ALL OTHER EXISTING STRUCTURES TO REMAIN.



DRAWN BY: ADAM CARBALLO, ARCHITECT
4/14/2013

2013-0243-A

SCALE: 1" = 20'-0"



Pet. Exh. 1